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Initial Housing Element Bethel, North Carolina

September 1978

INITIAL HOUSING ELEMENT

BETHEL, NORTH CAROLINA

SEPTEMBER 1978

The preparation of this report was financially aided through a federal grant from the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended. The grant was made through the North Carolina Department of Natural Resources and Community Development.

SUMMARY STATEMENT

Bethel Initial Housing Element

The Initial Housing Element for Bethel includes an analysis of the factors affecting housing stock of the town. The factors considered included population and economic trends, housing conditions, crowding conditions, housing needs and community facilities availability. Based upon an analysis of these conditions and upon the goals and objectives determined by a representative Citizens Advisory Committee future housing growth is projected for the town accompanying the housing element is a discussion of public actions and other measures recommended to achieve implementation of the housing element.

Essential parts of the housing element are explained below. The reference numbers are to paragraphs of the Federal Register of 8/22/75 and amendments to it 2/1/77.

Reference

A letter of transmittal is found
on the first page of this document. 600.73 (a)

The following comments describe
how each housing element requirement
has been met: 600.73 (c)

- 1) A data analysis of housing conditions
is found on pages 3 to 10. 600.70 (a),
(b)
- 2) Projected needs by geographic sectors
are found on pages 3 to 7 and
11 to 17. 600.70 (a),
(b)
- 3) Broad goals and measurable annual
objectives are found on pages 18
and 19. 600.67 (b)
- 4) Policies to eliminate discrimination
are found on page 20. 600.70 (a), (2)
- 5) Policies to preserve the existing
housing stock and neighborhoods are
found on page 20. 600.70 (a),
(3)
- 6) Coordination mechanisms with other
levels of functional planning, policy
development and investment strategies
are found on page 23. 600.70 (a),
(4)
- 7) Defined policies, strategies and
proposals to accomplish goals and
objectives are found on pages 21 and 22. 600.70 (b),
(2) or (3)
- 8) A defined set of criteria for future
evaluation of housing programs and
activities is found on pages 23 and 24. 600.67 (b)

- 9) A projected distribution of housing resources (assisted and non-assisted) by range of housing types is found on pages 11 to 17. 600.70 (b), (2) or (3)
- 10) The environmental assessment is found on pages 25 to 30. 600.65 (b)
- 11) The historic preservation assessment is found on pages 31 to 35. 600.66 (d)
- The Land Development Plan of Bethel is being submitted for certification along with the Initial Housing Element. 600.73 (c), (d)
- Since this is an initial housing effort no prior town documents have been cited.
- Reference material from the Bureau of the Census is referenced on pages 8 and 9. 600.73 (c), (d)
- This document has been approved by the Bethel Board of Commissioners as noted in the letter of transmittal. 600.73 (e), (1)
- The Bethel Initial Housing Element is consistent with the following programs: 600.73 (c), (6)

Coastal Area Management Act (Bethel is not an area directly affected by this Act)

Areawide Waste Treatment Management Planning Program

Pollution Control Act of 1972

State Implementation Plan of Clean Air Act of 1967, as amended

State Comprehensive Outdoor Recreation Plan of Land and Water Conservation Fund Act of 1865, as amended

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Introduction

Introduction

1. Introduction

INTRODUCTION

One of the three basic human needs is the requirement for shelter. For a growing proportion of our nations population good housing is difficult if not nearly impossible to obtain. The provision of an adequate supply of housing in a safe and attractive residential environment is a major concern in the town of Bethel.

This study is intended to supply town officials with needed information on existing housing conditions, housing supply and demand and possible strategies for promoting an adequate supply of safe housing. A secondary but important purpose for this study is to provide technical information which will prove helpful in the preparation of applications for community development grants at the state and federal level. This report will also meet HUD housing element requirements for planning program certification.

To fulfill this task the town of Bethel contracted with the Mid-East Commission for the services of a professional planner to perform this study and other needed planning work. This report is one element of that planning contract.

The first part of this study consists of an assessment of present housing conditions within Bethel. An evaluation

includes a projection of housing need in accordance with the future population, household size and projected income levels of the community. The next part of the report lists housing goals and objectives and suggested methods for meeting the housing needs are provided. This section also includes suggested policies, a distribution program and strategies and implementation procedures. Environmental and Historic assessments are provided in the appendices.

CHAPTER I

Housing Inventory

CHAPTER I

HOUSING INVENTORY

In order to determine the status of housing conditions within Bethel, a survey of the residential structures was performed. This survey conducted during September and October 1977, considered only the exterior conditions of the residential units. All residential structures within the town limits were rated. Houses were classified in three (3) general categories:

Single Family Units - A residential structure designed for and used by a single family for occupancy as a separate living quarter.

Multi-Family Unit - A residential structure used for occupancy by more than one family in separate living quarters.

Mobile Home - A residential structure designed and intended for occupancy by one family. Mobile homes differ from conventional single family housing units in that they originally had affixed wheels for moving from the place of manufacture to the residential site. (Note: prefabricated houses are not included in this category)

The main purpose of the housing survey was to examine the structural quality of each housing unit. Structures were

examined with particular attention being paid to the conditions of the roof, wall and foundation. After each examination a structure was given one of three ratings which are as follows:

Standard - A housing unit which appears to be physically sound and not in need of structural repairs or maintenance. Structures needing minor surface repairs or maintenance such as paint or window screens were given this rating. Standard structures do not exhibit deficiencies beyond the level of normal maintenance.

Deteriorating - A housing unit that appears to be in need of some kind of structural repairs to the roof, walls or foundation. The relative cost of such repairs would be minor in relationship to the potential value of the structure. Examples of such minor structural problems are roofs with missing shingles or badly rusted tin, excessively weathered cornices deteriorated window sill, deteriorated and sagging porches, warped siding, stilt foundations and foundations in need of repairs.

Dilapidated - Dilapidated housing units exhibit major deficiencies to the extent that they no longer provide adequate shelter to their inhabitants. The potential cost of renovating such structures would be beyond their potential market value.

In addition to these conditions it was noted whether the dwelling unit was occupied or not. New housing construction was noted as were additions or renovations of housing structures.

In order to review the housing conditions of Bethel more fully the town was divided into three separate areas for discussion purposes. The divisions are consistent with those which were employed in the Land Development Plan. Area A is that portion of the town which lies north of the railroad tracks. Area B is the section between the railroad tracks and Church Street. Area C is that area south of Church Street.

Area A contains the highest percentage of residential structures in sound condition (97%). As was noted in the Land Development Plan the majority of residences in this area were built since the second World War and they have been properly maintained. There are no notable conditions which have a detrimental impact upon neighborhood conditions (See table 1).

Area B contains large variety of houses which differ in age, size, physical condition and relative value. Large contemporary houses are located in the western portion of this area and older Victorian style structures are located in the central part of the area. The housing development in this area is readily defined and most of the residential lots are occupied. This section contains a higher proportion of deteriorating (29.2%) and dilapidated (8.9%) structures.

Other features which have a detrimental affect upon the neighborhood conditions beside housing conditions were also noted. Inadequate storm drainage facilities were noted along Church Street. The creek along the rear lots north of Church Street appears to be blocked at some points, which may cause flooding during periods of heavy rainfall. These and other public facility conditions will be discussed in the Community Improvements Program.

Area C contains the most serious housing conditions of the entire town, but it also contains the majority of the most recently built houses. This section contains a large proportion of deteriorating (29.1%) structures and the highest proportion (28.8%) of dilapidated structures. (See table 1).

Aspects which have a detrimental affect upon neighborhood conditions beside housing evaluations were also noted. A number of houses which have been partially or completely destroyed by fire are located in Area C. A number of the undeveloped parcels of land are not properly maintained in Area C. Full enforcement of building codes and property maintenance laws may eliminate these conditions.

Some sections of Area C are not paved and inadequate drainage facilities were also noted. These conditions will be more fully described in the Community Improvements Program.

TABLE 1

NUMERICAL BREAKDOWN
OF
HOUSING SURVEY

	Single Family Houses in Sound Condition	Single Family Houses in Deterior- ating Condition	Houses in Dilapidated Condition	Multi- Family Housing Units in Sound Condition	Multi- Family Housing Units in Deterior- ating Condition	Multi- Family Housing Units in Dilapidated Condition	Mobile Homes
AREA A Section north of the railroad tracks	191	6	1	8	-	-	2
AREA B Section between railroad tracks and Church Street	136	69	21	2	-	-	8
AREA C Section south of Church Street	89	50	38	-	2	-	15
TOTAL FOR THE TOWN	416	125	60	10	2	-	25

CHAPTER II

Housing Characteristics

CHAPTER II

Housing Characteristics

The 1970 Census of Housing and the Census of Population can provide valuable information about housing problems. Factors such as overcrowding, household size, adequacy of plumbing facilities and vacancy rates indicate conditions which warrant special attention.

While this information is a good indicator of conditions which existed in Bethel in 1970 many situations have changed since this information was obtained. In order to obtain more useful information a random sample survey was taken of the households of Bethel. This survey which covered approximately 28% of the homes of the town was designed to be reliable in 95 out of 100 instances.

The survey was developed to obtain as much information as possible with a minimum number of questions. Respondents were asked: the size and age of their house; the length of residence in their present dwelling and the age and sex of everyone in the household. This information was gathered confidentially and will only be released in composite form.

Overcrowding. Housing units with more than one person per room are deemed to be overcrowded.

In 1970, 11.01% of the occupied housing units in Bethel were overcrowded. Forty-five percent of the overcrowded units

were found to have adequate plumbing facilities. Based upon the survey it is estimated that 5.45% (+4.24%) of the occupied housing units are overcrowded. This indicates that there has been a reduction in the proportion of overcrowded housing units within Bethel.

Household Size. The number of persons who occupy a dwelling unit is the household size. The average household size for Bethel in 1970 was 3.8 persons per household. Based upon the random sample survey the current household size is estimated to be somewhat lower at 3.0 (+.20) persons per household. This is an indication that the average family is shrinking in Bethel which may be related to an aging population base.

Plumbing Facilities. One indicator of the condition of housing within a community used by the U. S. Bureau of the Census is the lack of one or more plumbing facilities. According to the 1970 Census of Housing 171 or 31.9% of the occupied housing units lacked one or more plumbing facilities. This figure was above the state average of 23.4% for rural areas during the same period.

Vacancies. Vacancy rates are important as to the amount of upward mobility which a community can provide its residents. As families become more affluent they tend to vacate smaller units in favor of larger ones. The newly vacated units are then made available for other families desiring to locate into such a suitable unit the number of vacancies tends to indicate the amount of choice which one has in finding a new residence which meets ones desires and

budgetary constraints. If vacancy rates are high, generally the rent or sales price in the market will be moderate given a normal demand for housing. The federal Department of Housing and Urban Development uses a six percent base line vacancy rate as a general guideline in whether or not their housing assistance programs are needed to supply more housing. This six percent average may not reflect the demand for certain kinds of housing. Certain kinds of housing stock such as single bedroom apartments or large family homes may not be given adequate consideration by this criterion.

The vacancy rate in Bethel for 1970 was 4.48%. That is 24 units were vacant and were either for sale or for rent at the time of the census. Based upon the survey of all housing units in October 1977 the vacancy rate was found to be 2.35%. With continued local demand for housing at its present rate it is anticipated that the Bethel rate will remain below six percent for the foreseeable future.

CHAPTER III

Housing Requirements

CHAPTER III

Housing Requirements

Housing Need

The term housing need refers to the number of housing units necessary to provide decent safe and sanitary housing for all people in a given area. This section will examine the number of units necessary to meet present and future housing requirements. The next section will examine the kinds and types of housing units required to meet the projected needs.

As noted in the previous section in 1970, 171 dwellings were determined to be in substandard condition because of inadequate plumbing facilities. The actual structural characteristics of the housing units were not determined but there is generally a close relationship between the overall condition of a structure and certain singular traits such as the adequacy of the plumbing facility.

In addition to structural considerations the number of overcrowded units indicate housing need as well. Fifty nine units were determined to be overcrowded in 1970. Overcrowding conditions are not considered to be as important a housing factor as the inadequacy of plumbing facilities because market conditions will often require a certain minimum level of demand before new housing units are constructed.

It is not possible to simply add the total number of overcrowded units to those which were rated substandard because of structural conditions. In 1970 there was an overlapping of these two groups and only 45.8% of the overcrowded units were found to have complete plumbing facilities. In 1970 the number of substandard units due to overcrowding and structural conditions totaled 203.

The 1977 housing survey revealed 187 housing units to be in substandard condition (i.e. units rated either as deteriorated or dilapidated). The random sample survey of the households within Bethel revealed that 5.45% (+4.24%) or 333 of the town's housing units are overcrowded. It is assumed that the same relationships between overcrowded conditions and substandard housing due to physical condition exists currently as it existed in 1970. Based upon the 1970 proportion 18 additional units are needed because of overcrowded conditions.

Bethel has not vigorously enforced its building and housing codes in the past. The town is presently, however, planning to more strictly enforce its codes. Usually when a building code is conservatively enforced, on the average, substandard housing units are demolished twice as often as they are housing refurbished in order to meet code requirements. Although every effort should be made to retain existing structures it is assumed that two thirds (66%) of the substandard units will be replaced. Applying these relationships 125 new units will be needed to replace the units rated substandard because of structural features.

The total number of additional units currently needed is 143.

In order to forecast new housing need, the projected population for Bethel must be considered. Once this is determined it can be divided by the average household size to estimate the number of housing units which will be required by the population increase. As stated in Chapter II of the Land Development Plan the population growth rate has been relatively constant over the past forty years. One of the goals of the Land Development Plan is to maintain the present growth rate. Based upon the present growth rate Bethel's population in the year 2000 will be 2331 individuals.

The 1970 average household size was 3.8 persons per household and the 1978 estimate is 3.0 ($\pm .20$) persons per households. These figures indicate a decline in average household size as noted previously. For computational purposes a household size figure of 3.0 was used. Employing the projected population and the average household size figures there will be 153 additional units required by the year 2000. This in addition to those units required by present need yield a total of 296 additional units over the next 22 years. This yields an average increase of 13.45 additional units per year.

Housing Demand

With some general population and gross dwelling unit requirements identified it is possible to estimate quantity

and types of dwelling units that will be in demand in the future. Since the demand for different types of dwelling units is affected by national economic conditions a discussion of the recent economics of home buying will be presented.

To identify the quantity and types of dwelling units which will be in demand in the future it is important to determine the current distribution of housing types. Table I presents the current housing distribution based upon the random sample household survey.

For the future, it is assumed that the average distribution which currently exists will continue with only slight alteration. Thus, the average percentage of dwelling units that existed in 1977 is applied to the projected number of additional housing units required by the year 2000. The forecasted number and type of additional dwellings required through the year 2000 is presented on table 2.

It is clear from table 2 that a mixture of various dwelling unit types and price ranges will be required in Bethel in the coming years. Although the single family house should retain its major role, multi-family dwellings, modular units and prefabricated housing may play an increasingly significant role in filling housing requirements.

The forecast for alternate solutions other than single family houses seems justifiable for several reasons. There appears to be increasing number of elderly single person

households in Bethel (see Land Development Plan-Chapter II). This group generally constitutes a major market for specialized rental housing. Another factor is the cost of buying a home given current economic conditions.

Based upon national averages, the cost of buying and maintaining a new single family house may soon be out of reach for a significant proportion of Americans. Between 1955 and 1975 the median value of a home increased 191%. While total disposable income increased 189%. Moreover, interest rates have risen significantly from 4.875% to about 9.000% over the same twenty year period. Other costs have risen as well; property taxes, liability insurance and maintenance and repair costs have all increased approximately 250% since 1955. Overall, total monthly housing expenses have increased 305% over the last twenty three years.

As with the homeowner, the renter has not escaped inflationary living costs. However, many people especially those with low to middle incomes are forced to rent simply because they can not afford to enter the home-buying market unless existing economic conditions. The annual income needed to qualify for a median priced home of \$39,000 about \$21,000. The majority of Americans today earn less than that per year.

TABLE I
DISTRIBUTION OF HOUSING UNITS
BY SIZE OF STRUCTURE

(Based Upon a 1977 Random Sample Household Survey)

	<u>Sample Size</u>	<u>Share</u>
1 Room Units	---	0%
2 Room Units	4	3.6%
3 Room Units	20	17.9%
4 Room Units	37	33.0%
5 Room Units	25	22.3%
6 Room Units	15	13.4%
7 Room Units	5	4.5%
8 Room Units	4	3.5%
9 or More Room Units	2	1.8%

TABLE II
PROJECTED DISTRIBUTION OF ADDITIONAL HOUSING UNITS
THROUGH THE YEAR 2000

	<u>Number of Units</u>	<u>Proportion</u>
1 Room Units	6	2%
2 Room Units	12	4%
3 Room Units	53	18%
4 Room Units	98	33%
5 Room Units	65	22%
6 Room Units	38	13%
7 Room Units	12	4%
8 Room Units	9	3%
9 or More Room Units	3	1%

CHAPTER IV

Housing Goals and Objectives

protect existing established neighborhoods from intrusions of incompatible uses through proper zoning and subdivision regulations (1979)

encourage construction of new homes to increase the housing supply and promote ownership through citizen education programs (1979)

broaden the range of housing types available through contacting private and public developers (1980)

improve the working of the process by which unsafe buildings are inspected, condemned and demolished (1979)

GOAL: Encourage owners to properly maintain and beautify their property

OBJECTIVES: Actively enforce lawn mowing ordinance (1978)

proceed with condemnation procedures on destroyed structures (1979)

encourage clean up campaigns sponsored by local civic organizations (1980)

In order to assure the achievement of the towns housing goals and objectives it is necessary to develop policies which can be used by the town as a guide in future activities affecting housing. The policies which follow include a wide range of concerns which include housing and neighborhood preservation to non-discrimination of housing opportunities.

The following are the housing policies of the Town of Bethel:

- seek out the active participation of private concerns through the sponsorship of workable programs and looking for risk capital for special development ventures
- cooperate with housing related planning activities at county, regional and state levels
- review all local codes, ordinances, and policies and remove any discriminatory restrictions imposed by them
- seek increased citizen participation in all planning and housing activities
- encourage the identification, preservation and enhancement of historic structures within the Bethel area
- encourage the conservation and enhancement of existing housing stock throughout the Bethel area
- encourage and channel housing development into areas which are readily served by urban services or are suitable for housing because of existing development patterns.

NON-DISCRIMINATION POLICIES

In order to assure that induced housing segregation does not occur through racial prejudice several measures are currently being taken by town officials:

- 1) The town is applying for Community Development Funds and is applying with all non-discrimination and fair housing requirements.
- 2) A general review of all local codes, ordinances and policies to remove any discriminatory restrictions which may exist is scheduled for fiscal year 1978-1979.
- 3) The town is currently applying for 35 units of rent subsidized housing through the Mid-East Housing Authority. These units will be available to all needy towns people on a non-discriminatory basis.

CHAPTER V

Housing Programs

CHAPTER V

HOUSING PROGRAMS

Public Policies and Activities

Many housing needs and demands will have to be met through some type of federally assisted programs. The current need which has already been described will require assistance through one or more of the programs, which have already been outlined.

Units of local government may alleviate housing needs, help satisfy housing demand and solve problems through several courses of action:

Zoning - A zoning ordinance helps to insure that land areas are properly located with respect to one another and that sufficient land use available for the specified land uses. Bethel has adopted and is enforcing a zoning ordinance.

Subdivision Regulations - Subdivision regulations can assure that proper design standards are met in new areas of development. These regulations assure that future community problems will be minimized by assuring adequately designed public facilities. Bethel has adopted and is enforcing subdivision regulations.

Codes - Housing, building, plumbing, electrical and fire codes are important to maintain a decent housing stock. Properly enforced these codes insure adequate living. Bethel had adopted and is enforcing a building

and housing code.

Community Development - Funds for community development in low to moderate income areas may be available from the Community Development Act of 1974. Money from this act may be used for a variety of purposes. Bethel was nearly funded by this program last year and is planning to apply for this program again this year.

Planning - Proper planning can aid in meeting housing needs and demands by providing information which can be used to find satisfactory locations for new housing and to assure that new and existing neighborhoods are provided with adequate community facilities and services.

Private Activities - As housing costs continue to rise, it will be the task of the private housing industry to help make technological breakthroughs in such areas as building materials and new methods of construction in an effort to build a more economic house.

Planning Coordination

Government coordination in the housing field is particularly important, as many housing problems often cannot and should not be controlled by one level of government. In the future, regional allocation and cooperative ventures will play a crucial role in forecasting the required housing development. All federally funded housing projects within Bethel will as a matter of course be reviewed for consistency with state and regional housing policies.

The information used to develop this analysis was based upon the same data used to develop the Land Development Plan. The policies and goals and objectives of this Housing Element are totally consistent with those of the Land Development Plan. Future Community Facilities Policies will be based upon the Land Development Plan and the Housing Element. Allocations of housing to specific areas was not provided in this report because it is provided in the Land Development Plan.

Evaluation

It is recommended that a progress report be made at the end of a one year period for the next three years. This report should contain the number of new housing units started and completed over the previous year and a breakdown between new privately financial dwelling units and governmentally

assisted one should be made. The report should also contain an evaluation of the goals and objectives for that year and explanation should be made if they are not 80% complete. In some instances it may be necessary to reprioritize objectives and their implementation if unforeseen difficulties arise.

This report should be made by the chairman of the Planning Board and assistance in the preparation of the report should be provided by the Building Official, the Zoning Administrator and the Chief Administrative Officer of the town. The report should be made to the Town Board no later than the second meeting of the Board of Commissioners of the year.

APPENDIX A
ENVIRONMENT ASSESSMENT

Pursuant to the requirements and guidelines established by the National Environmental Policy Act, the Council on Environmental Quality, the U. S. Department of Housing and Urban Development, the North Carolina Environmental Policy Act and Section 600.65 (b) of the 1977 Federal Register concerning housing element guidelines, the following statement outlines the general impacts which this housing element will have upon the environment of Bethel.

Abstract of the Housing Element

The Initial Housing Element for Bethel includes an analysis of the factors affecting housing conditions and the increase of the housing stock of the town. The factors considered included population and economic trends, housing conditions, crowding conditions, housing needs and community facilities availability. Based upon an analysis of these conditions and upon the goals and objectives determined by the Bethel Citizens Advisory Planning Committee future housing growth is projected for the town. Accompanying the housing element is a discussion of public actions and other measures recommended to achieve implementation of the housing element.

Environmental Effects

Beneficial Effects

- 1) More efficient use of existing housing stock
- 2) Improvement of aesthetic conditions and elimination of blighting housing conditions.
- 3) Elimination of unsanitary housing conditions and elimination of potential health hazards.
- 4) Redevelopment and infill building is encouraged to lessen the demand and use of undeveloped land.
- 5) Adoption and enforcement of zoning and subdivision regulations conforming to the Land Use Plan is recommended to assure that housing development will occur in an orderly manner. Vegetation and natural areas can be protected by these regulations as well.

Adverse Effects

- 1) As even well-planned new development occurs, some natural vegetation will be lost and there will be some increases in storm water run-off. A larger population will mean an increase in sewer effluent and solid waste production.
- 2) As additional housing development occurs, open space will be consumed.
- 3) Construction of new water and sewer lines and new streets could cause some short term adverse environmental impacts such as dust, sedimentation and destruction of natural vegetation.

Unavoidable Adverse Environmental Effects

Increases in storm water run-off and in waste products, loss of some natural vegetation, loss of some productive agricultural lands can not be stopped if orderly growth is to occur.

Alternatives

Residential growth occurring without a properly designed program could result in much more inefficient land use; over-burdening of public utilities; congestion of transportation facilities and intrusion into environmentally acceptable methods of disposing of its waste products and improving the living environment of its residents is predicated upon some economic and physical growth.

Alternative housing patterns of development have been considered but based upon the goals and objectives the recommended pattern is the most conservative of resources given the existing housing demand. The recommended arrangement is believed to be preferable for the following environmentally significant reasons:

- 1) the recommended housing development form is compact requiring fewer new streets and shorter public utility lines
- 2) future housing development is recommended for areas which may be served with public utilities without great additional public expense.
- 3) conservation of the existing housing stock is

recommended thus preserving commitment of additional natural resources.

Relationship Between Short-Term Uses of the Environment and Maintenance of Long-Term Productivity

This housing element proposes orderly and systematic growth which will encourage efficient land use and protection of natural resources. Although unused vacant areas will be developed in coming years, the urban growth will be efficiently planned and constructed.

Irreversible and Irretrievable Commitments of Resources

The conversion of agricultural and wooded lands to residential use can not be reversed without severe hardship upon the residents of Robersonville. A compact form of development however will minimize the loss of undeveloped lands.

Applicable Federal, State and Local Controls

Federal:	National Environmental Policy Act of 1969 Land and Water Conservation Fund Act of 1964 Environmental Quality Act of 1970 Flood Disaster Protection Act of 1973 Executive Order 11514, March 1970, Protection and Enhancement of Environmental Quality Executive Order 11593, May 1971, Protection and Enhancement of the Cultural Environment Rural Development Act of 1972
State:	Water Use Act of 1967 Planning and Regulation of Development, Chapter 160A, Article 19

Soil Conservation District Lay of 1937
Sedimentation Pollution Control Act
of 1937

North Carolina Environmental Policy
Act of 1971

"Rules and Regulations Governing the
Control of Air Pollution,"

January 21, 1972

Control Standards Applicable to the
Surface Waters of N. C." October 13, 1970

"Rules and Regulations Providing for
the Protection of Public Water Supplies,"

August 26, 1965; amended September
19, 1968

"Rules and Regulations Governing
the Disposal of Sewage from any Residence,
Place of Business or Place of Public
Assembly in North Carolina."

August 26, 1971: amended January 8, 1974

Local:

Land Development Plan

Zoning Ordinance

Building and Plumbing Codes

Open Housing Ordinance

APPENDIX B
HISTORIC PRESERVATION ASSESSMENT

Pursuant to the National Historic Preservation Act of 1966; the U. S. Department of Housing and Urban Development; General Statutes of the State of North Carolina concerning archeological and historical sites and Section 600.66 (d) of the 1977 Federal Register concerning housing element guidelines the following statement outlines the impacts which this housing element will have upon areas of historic or cultural concern within Bethel and the immediate surrounding area.

Abstract of the Housing Element

The Initial Housing Element for Bethel includes an analysis of the factors affecting housing conditions and the increase of the housing stock of the town. The factors considered include population and economic trends, housing conditions, crowding conditions, housing needs and community facilities availability. Based upon an analysis of these conditions and upon the goals and objectives determined by the Bethel Citizens Advisory Planning Committee, future housing growth is projected for the town. Accompanying the housing element is a discussion of public actions and other measures recommended to achieve implementation of the housing element.

Impacts Upon Properties of Historic or Cultural Concern

Beneficial Effects

- 1) Preservation of identified properties of historic or archeological significance.
- 2) Retention of existing usable housing.
- 3) Preservation of historically distinct development patterns through infilling of vacant space.
- 4) Reuse of existing facilities and development of existing structures for residential purposes.
- 5) Cooperation with areawide historical planning.

Adverse Effects

There should be no direct adverse effects upon historical or cultural sites because of the Initial Housing Element. Some old structure may be lost during the period covered by the housing element because it is not feasible to convert them to residential use due to economic or other considerations.

Alternatives

Growth occurring without a future housing program could result in haphazard growth and endanger known historic or cultural areas. The towns ability to support historically and culturally responsible activities is dependent upon growth and development. Preservation of all existing structures is not desirable or economically feasible.

Alternatives residential development programs were considered before the final recommendations were made. The

recommended arrangement is consistent with the Land Development Plan and stated town policies. The recommended arrangement is felt to be acceptable for the following historically and culturally significant reasons:

- 1) The recommended housing element affects no properties on the National Register list of Historic Properties.
- 2) No archeological sites listed by the North Carolina Department of Cultural Resources are affected.
- 3) The housing element advocates reuse of existing structures for housing purposes.
- 4) Historically significant development patterns will be preserved through infilling of vacant spaces.

Impact of Plans on Long-Term Maintenance of Properties

The only foreseeable impact of the housing element on the long-term maintenance of historical and archeological sites should be beneficial. The proposed program should also protect the recognized historical properties and should seek to identify and protect other properties having historical and archeological significance during the planning period.

Applicable Federal, State and Local Controls

Federal:	National Historic Preservation Act of 1966
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Executive Order 11593, May 1971,
Protection and Enhancement
of Environmental Quality
The Archeological and Historic
Preservation Act of 1974
"Protection of Historic and Cultural
Properties" Federal Register
January 25, 1974

State: Protection of Properties on National
Register, General Statute 121-12 (a)
State Environmental Policy Act, General
Statute 113-A, Article 1
Archeological Salvage in Highway
Construction, General Statute
136-42-1
Provision for Cultural Resources
in Dredging and Filling Operations,
General Statute 113-229

Local: The town Bethel has authority under
the zoning enabling legislation,
General Statute 160A, Article 19,
Part 3A- Zoning Regulations, to
create a historic district which
deal with broad areas of historical
significance. The towns zoning
ordinance does not currently
designate a historic district.
Local Building Codes.

Intent to Survey Areas for Cultural, Archeological and Historical Significance

The town of Bethel has complied with appropriate federal
and state regulations. At present there are no National
Register properties in the corporate limits or near the vicinity
of Bethel. There are no known archeologically significant areas
near Bethel. The Division of Archives and History of the
North Carolina Department of Cultural Resources was contacted
and they indicate that no known archeological sites are near
Bethel.

Before parts of this plan are implemented, an on site survey of the area to be altered will be made. This survey will take into account any cultural resources which may be affected by the plan's implementation.

Although there are no sites within the Bethel vicinity which are currently on the National Register of Historic Places there are two sites under construction.

Bethel Depot - At the Northwest corner of Railroad and James Streets. A frame board and batten passenger station with bracketed eaves. It is privately owned.

Flat Swamp Primitive Baptist Church - At the Northwest corner junction of State Roads 1505 and 1500. Congregation founded in the eighteenth century. Present gable from weather board building date from the second half of the nineteenth century. It is privately owned.

Public Availability

This assessment is an integral part of the Initial Housing Element and is available with the complete document for public review and comment.

Based upon the information provided in this chapter and chapter two it is estimated that the future need for assisted housing in Bethel will not be less than 30% of the total of new units projected for the town. The need for assisted units will be distributed in the same proportion of dwelling unit sizes as that found on table 2.

Currently there are no assisted housing units in Bethel but the town has made application for thirty-five (35) rent subsidized units through the Mid-East Housing Authority. The determination concerning these units is not known at the time of the writing of this report.

